



# City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## *Plan Commission Minutes November 3, 2011*

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, November 3, 2011, at 7:00PM.

### **PLEDGE and SWEAR-IN/COMMENTS**

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination of Petitions at their next regularly scheduled meeting on December 1, 2011.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Sandy Crites, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Shirley Howard, Mary Jo Akeman, Peggy Cunningham and Jim Smith. Also present were: Alderman Dan McDowell, Assistant City Attorney Ryan Robertson and Zoning Administrator Steve Willaredt.

### **AGENDA / MINUTES**

A Motion to approve the Minutes from the previous meeting (October 6, 2011) and the Agenda for this evening was made by Jack Taylor and seconded by Don Luddeke. Roll Call vote. All ayes. Motion carried by unanimous consent.

### **COUNCIL REPORT**

(1). Monica Lemp, Aztek Cleaning Systems, 2316 Grand, was granted final approval to operate a business at 2316 Grand Avenue. (2). The Council approved the Commission's recommendation that Speedy's Tires, 2309 Nameoki Road, complete a Non-conforming Special Use Petition within 30 days, in order to continue business under new ownership. Nothing further to report.

(Note to Minutes: Change to Agenda: Petition II (Gateway Regional Med Ctr) became Petition I)

### **PETITION I: Gateway Regional Medical Center 2100 Madison Avenue Re-zoning request.**

The Chair presented the first Petition: A request for re-zoning reclassification from R-3 (residential) to C-4 (commercial) in order to expand the Hospital's parking facility.

Mr. Ron Leazer, Chief Financial Officer, Gateway Regional Medical Center, introduced himself and stated he is requesting re-zoning for property located on Lee Avenue at 21<sup>st</sup> Street. The hospital purchased the property from Mr. & Mrs. David Bailey, demolished the structure (home) and propose to expand their parking facility. Ms. Crites asked if the lots will be contiguous and was told yes.

The Chair called for anyone in the audience "for" the petition. He then called for anyone "against" the petition. No opinions or objections were voiced from the audience.

**MOTION** by Sandy Crites and seconded by Peggy Cunningham to approve the request to reclassify the zoning from R-3 (residential) to C-4 (commercial) for lots commonly known as 2045 & 2047 Lee Avenue. Roll Call vote. 9 yes and 1 abstain. Motion carried.

**PETITION II: Chris & Gina Korte**  
**2100 Edison Avenue**  
**Non-conforming Special Use Permit**

The Commission secretary distributed a 3 page floor plan of the former St. Joseph's School building depicting the proposed multi-family dwelling as well as a letter by Netemeyer Engineering Associates addressed to Chris Korte, the Petitioner.

Chris Korte introduced himself and stated he resides in Highland, Illinois. The Petitioners have purchased the former St. Joseph's School and propose to construct 12 apartments. They have replaced the roof, boarded the windows and gutted the interior. He hired an Engineering Firm, Netemeyer Engineering Associates; the building was found to be structurally sound with no signs of distress (Attachment A, available upon request).

Discussion followed. When addressed about a Sprinkler system, Mr. Korte stated if a Sprinkler system is required, a dry system would likely be used. He referred to the blueprint for tenant parking and stated he believes parking will be adequate and will not be an issue. When asked about the number of apartments and tenants; he answered, for right now, plans are for 12 single bedroom apartments, two tenants per unit. They may go with 10 apartments, some having two bedrooms, accommodating two or three tenants. Mary Jo Akeman asked about leases and the Petitioner answered they will require a one year lease, followed by a month-to-month basis.

Sandy Crites stated, that in the past, some Petitions are continued because the Commission requires a period of time to review documents prior to making decisions. The Commission just received copies of the blueprint/plans and the Engineer's letter this evening prior to this Hearing (Attachment B, available upon request). The Zoning Administrator stated his office received the documents yesterday (11-02-11).

**MOTION** by Sandy Crites and seconded by Jim Smith to continue the Korte petition for consideration at the next meeting scheduled on December 1, 2011. Roll Call vote. All ayes. Motion carried by unanimous consent.

The Chairman, John Janek, then told Mr. Korte, based on the above Motion, their petition will be placed on the December 1st Agenda and they will be asked to return at that time. He explained to the audience there will be no decision made tonight, therefore, no one will be allowed to speak or present their objections. The audience may return on December 1, 2011 at 7:00 PM.

**NEW BUSINESS**

Sandy Crites stated the Commission may want to review or modify the Dumpster Ordinance in order to get away from the large dumpsters, especially in residential areas. The Zoning Administrator stated, the Commission has been addressing that issue encouraging the large totes. He stated the Dumpster Ordinance is a part of the Occupancy Code. Per Ordinance, a four family dwelling requires ½ cubic yard of space in a dumpster per tenant. As far as residential properties go, he does not have a problem with totes, if there is no room for a dumpster. However, there must be a tote for each tenant.

**UNFINISHED BUSINESS**

**I.) Article 5 Scrap/Junk Yards.**

The Zoning Administrator reported Alderman Dan McDowell called for a Special Aldermanic and Plan Commission meeting to discuss the issue of limiting the number of scrap/junk facilities within the corporate limits of the City. The Aldermanic Committee decided to send it back to the Plan Commission for a better, carefully worded, specific definition of the terms "junkyard" and scrapyards and to also stipulate the required number of vehicles that would warrant the term scrapyards or junkyard.

Mr. Willaredt mentioned Shapiro Brothers (a scrap business) has not complied with the screening deadline that was granted by the Commission September 11, 2011. The Administrator will send notification that unless the requirement is adhered to, they will be asked to return to the Commission for another review.

**2). Article 6 Green Space.**

The Aldermanic Committee also discussed green space required on parking lots. The decision was made to not take any action at this time because The Illinois Department of Transportation, Highway and Bridge, has specifications the City must abide by, specifically, an automatic two foot space from the sidewalk to allow for car door opening. The Planning Commission's request for the 5% green space will be incorporated with that language.

**3). Article 7 Non-conformities**

The Zoning Administrator reported an Ordinance #8267 was passed by the City Council as requested by the Commission (Attachment C, enclosed herewith). All granted Petitions for Special Exemptions and Variances will be recorded with the Madison County Recorder of Deeds.

**NEW BUSINESS**

Per the request of Jon Ferry, City Economic Director, the Code of Ordinances for the City of Shiloh, Illinois was distributed to the Commission. The Commission is asked to review the codes handout for discussion at the December, 2011 meeting.

No further business. Motion to adjourn by Mark Davis and seconded by Shirley Howard. All ayes.

Respectfully submitted,

*Barbara Hawkins*

Recording Secretary

ORDINANCE

8267

ORDINANCE AMENDING THE ZONING CODE OF THE  
CITY OF GRANITE CITY, ORDINANCE 3818

WHEREAS, the City of Granite City is a home rule unit pursuant to article 7, section 6, of the Illinois State Constitution of 1971; and

WHEREAS, the City of Granite City adopted, pursuant its police and zoning powers Ordinance 3818, beginning on or before April, 1998, and as subsequently amended; and

WHEREAS, it has been necessary, due to growth and change in the neighborhoods, land uses, and business community, that the zoning code of the City of Granite City, known as ordinance 3818, be amended from time to time; and

WHEREAS, the Granite City Plan Commission, at its meeting of July 7, 2011, recommended that Special Exemptions and Variances granted by the City be recorded with the Madison County Recorder of Deeds in order to aid in locating and verifying the terms of said Special Exemptions or Variances.

NOW THEREFORE, it is hereby ordained and decreed that the attached Section 7-1100, entitled Recording Special Exemptions and Variances, is adopted, and that it constitute an amendment to the Granite City Zoning Code, Granite City Ordinance 3818.

This Ordinance shall take effect upon its passage.

Date Passed October 18<sup>th</sup>, 2011

Approved: Ed Hagnauer  
Mayor Edward Hagnauer

ATTEST:

Judy Whitaker  
City Clerk, Judy Whitaker  
73671

*ATTACHMENT C (page 1 of 2)*

## ARTICLE 7 NON-CONFORMITIES

### Section

7-100	Purpose of Article
7-200	Non-Conforming Lots
7-300	Non-Conforming Structures
7-400	Non-Conforming Uses Occupying a Structure
7-500	Existing Non-Conforming Uses
7-600	Existing Non-Conformities Under Permit Authority
7-700	Non-Conforming Use and Structures Permit
7-800	Special Exemption Permit
7-900	Site Plan Approval for Non-Conformity Permits
7-1000	Period of Validity
7-1100	Recording Special Exemptions and Variances

### Section 7-1100 RECORDING SPECIAL EXEMPTIONS AND VARIANCES

Special Exemptions and Variances granted by the City of Granite City after October 1, 2011 shall be recorded with the Madison County Recorder of Deeds in order to aid in locating and verifying the terms of said Special Exemption or Variance.

The applicant for the Special Exemption or Variance shall pay for the cost of recording at the time the application is filed. If the Special Exemption or Variance is denied, the recording fee shall be refunded.

The Zoning Administrator has the authority to record Special Exemptions and Variances granted before the enactment of this section, but is not required to do so. This section is not intended to create or support any cause of action, right, or claim. There are no intended third party beneficiaries to this section.

**PLAN COMMISSION ADVISORY REPORT**

Hearing Date: November 3, 2011

**PETITIONER:** Gateway Regional Medical Center  
2100 Madison Avenue  
Rezoning Classification Request

**MOTION** by Sandy Crites and seconded by Peggy Cunningham to approve the Petition to reclassify the zoning from R-3 (residential) to C-4 (commercial) for vacant lots commonly known as 2045 & 2047 Lee Avenue.

**Roll Call Vote**

John Janek	Yes	Don Luddeke	Yes
Sandy Crites	Yes	Frank Greathouse	Abstain
Shirley Howard	Yes	Mary Jo Akeman	Yes
Mark Davis	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Jim Smith	Yes

Motion Carried.

\*\*\*\*\*

**PETITIONER:** Chris & Gina Korte  
2100 Edison Avenue  
Non-conforming Special Use Request

**MOTION** by Sandy Crites and seconded by Jim Smith to continue the Korte petition for Hearing at the next regularly scheduled meeting on December 1, 2011.

**Roll Call Vote**

John Janek	Yes	Don Luddeke	Yes
Sandy Crites	Yes	Frank Greathouse	Abstain
Shirley Howard	Yes	Mary Jo Akeman	Yes
Mark Davis	Yes	Peggy Cunningham	Yes
Jack Taylor	Yes	Jim Smith	Yes

Motion Carried by unanimous consent.